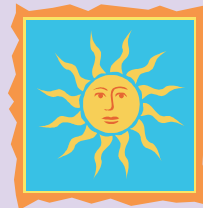




Resource Report



Waukesha County Parks & Land Use
1320 Pewaukee Rd., Rms. 230 & 260, Waukesha, WI 53188
www.waukeshacounty.gov/landandparks

Cluster Development Permitted by Right

By: **Kathy Moore, Senior Planner**
Planning Division

The Planning and Zoning Division staff is currently in the process of drafting amendments to the two zoning ordinances that are administered by the Parks and Land Use Department (the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance). One of the proposed amendments will be to allow planned unit or cluster developments as permitted uses in residential districts. Planned unit or cluster developments are a type of subdivision with smaller individual lot sizes in conjunction with areas of preserved open space that are owned in common by the lot owners in the

subdivision or dedicated to the public. These developments are currently permitted as conditional uses, which require a public hearing. The proposed change will permit planned unit or cluster developments by right in residential zoning districts, subject to enumerated criteria and to a determination as to whether a cluster development would be the most beneficial manner in which to develop the site or whether a conventional subdivision design would be more appropriate. In the analysis of whether a conventional subdivision design or a cluster development would be more appropriate, the Town Plan Commission and the Planning and Zoning Division staff will evaluate whether there are certain physical features on the site, such as wetlands,

floodplains, steep slopes, wooded areas, primary or secondary environmental corridors, isolated natural areas, wildlife habitat areas, or prime farmland, that should be preserved as open space. In reviewing a development plan, the staff and Plan Commission will consider the locations of potential house sites and what areas should be preserved. It is felt the proposed code changes will make the planned unit or cluster development method more attractive to the development community and will serve to better protect our remaining natural features. It is anticipated that a public hearing on this and other proposed amendments to the two zoning ordinances will be held in the summer of 2002. ■



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